

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

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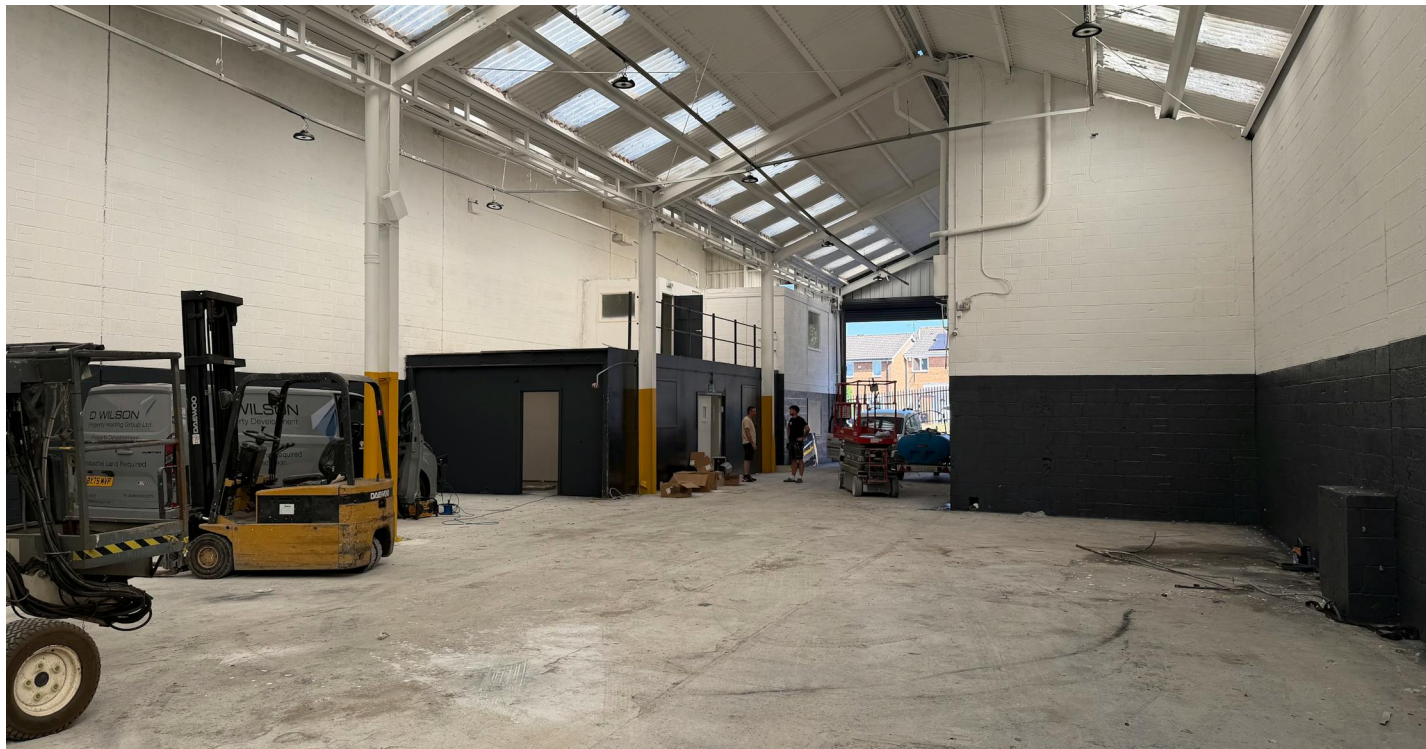
UNIT 1B, ALBION WORKS, MOOR STREET, BRIERLEY HILL, DY5 3SW

7,550 SQ FT (701.42 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent, Refurbished Industrial Premises
Available To Let

- Located at the front of the Albion Works Estate off Moor Street
 - Recently Refurbished Premises
 - Integral Offices
 - Generous Eaves Height
 - Good Loading Access
 - High Bay LED Lighting
 - Three Phase Power Supply
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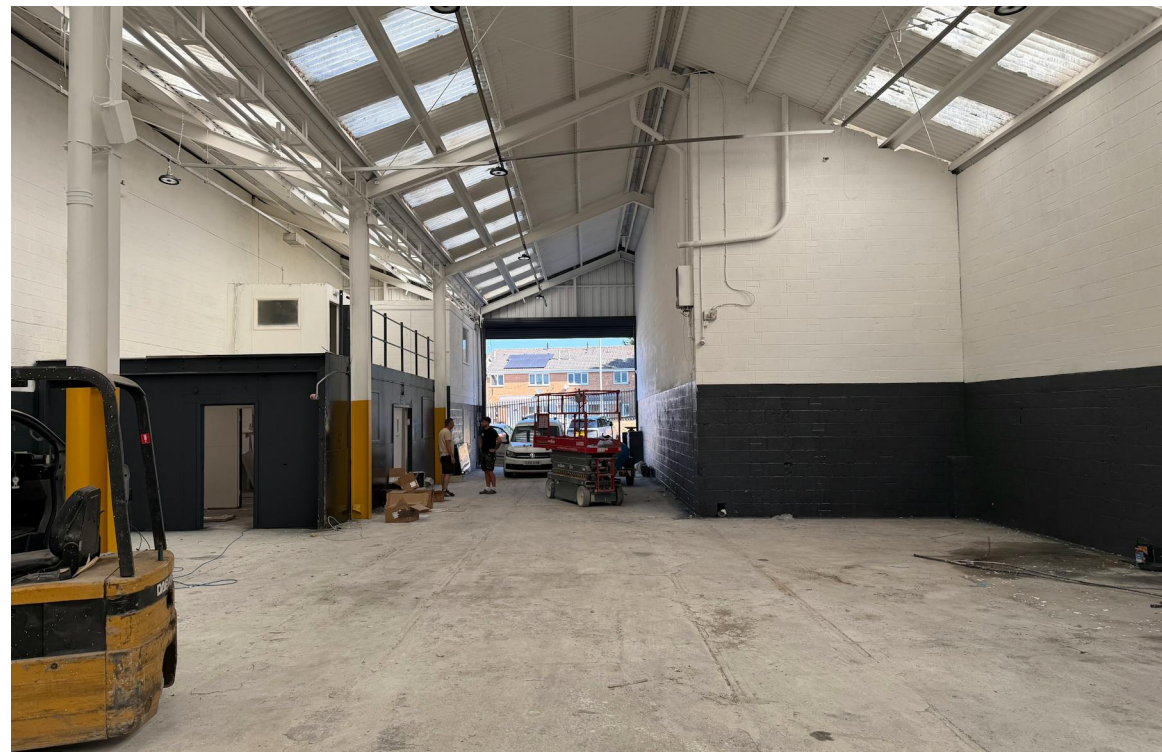


DESCRIPTION

Unit 4, Albion Works comprises a comprehensively refurbished industrial/warehouse unit of steel portal frame construction, providing high-quality accommodation suitable for a wide variety of industrial, warehouse, manufacturing and trade counter occupiers.

The property benefits from excellent loading access via a full-height roller shutter door to the front elevation, together with a generous forecourt providing ample loading and on-site car parking.

Internally, the warehouse offers a minimum eaves height of approximately 18.5 ft (5.64 m), rising to over 26 ft (7.9 m) at the apex, creating highly efficient storage and operational space. The unit benefits from concrete flooring, high bay LED lighting, translucent roof lights providing excellent natural daylight, and a substantial three-phase electricity supply.



LOCATION

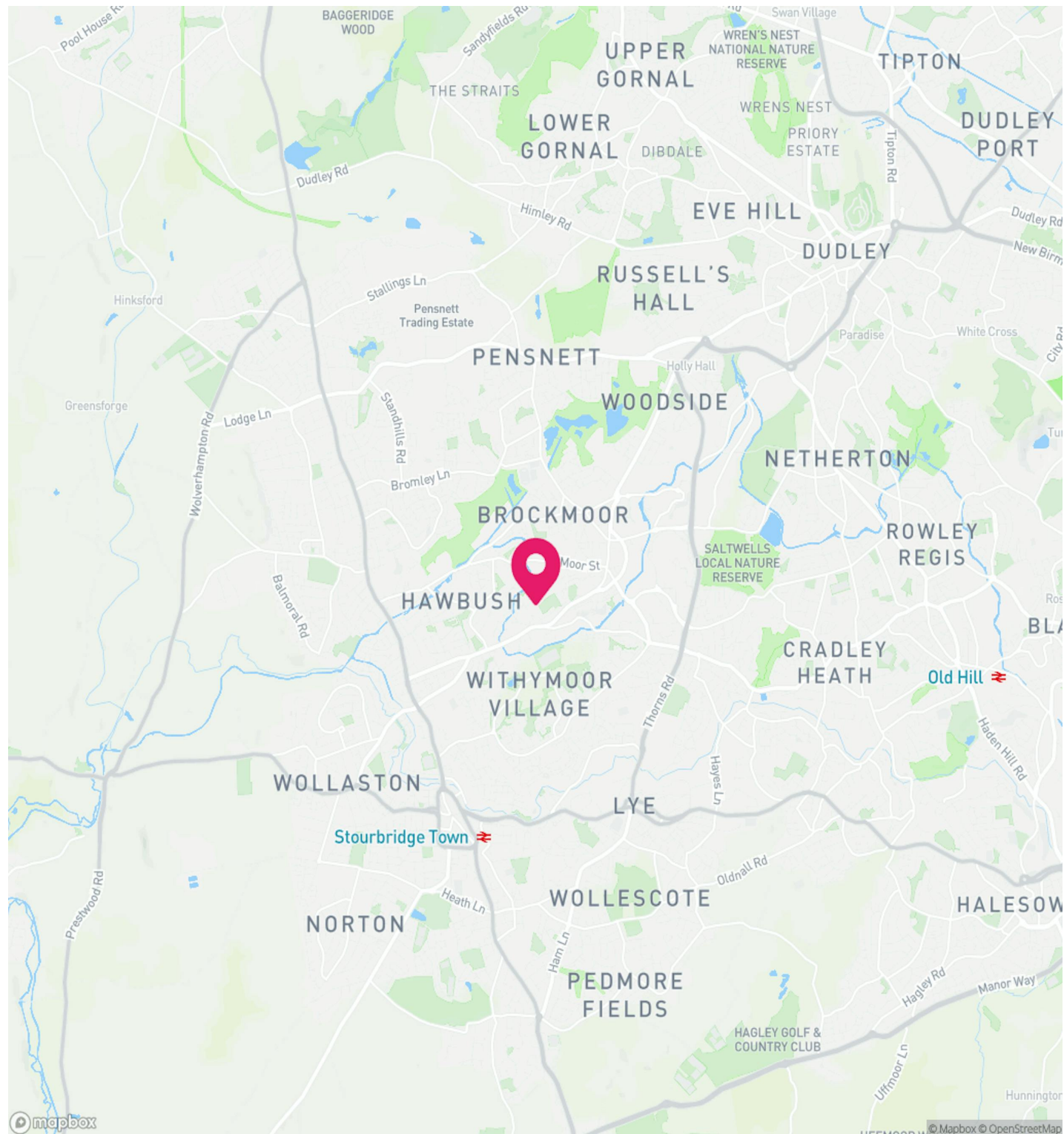
The property is situated on the Albion Works Industrial Estate, fronting Moore Street, Brierley Hill, one of the Black Country's principal commercial and industrial locations. The estate occupies a convenient position approximately:

- 0.7 miles from Brierley Hill Town Centre
- 1.5 miles from Merry Hill Shopping Centre
- 8 miles from Wolverhampton
- 13 miles west of Birmingham City Centre

The property enjoys excellent communications links, with Junction 2 of the M5 motorway approximately 4 miles away and Junction 5 of the M5 approximately 4.5 miles away, providing direct access to the wider Midlands motorway network including the M6, M42 and M54.

Public transport links are equally convenient, with regular bus services operating along Moor Street and neighbouring principal routes, providing connections to Brierley Hill, Dudley, Stourbridge, Halesowen and Wolverhampton.

Nearby rail services are available from Cradley Heath and Stourbridge Junction, whilst the expanding West Midlands Metro network, including the forthcoming Brierley Hill extension, will provide connections to Dudley, Wednesbury and Birmingham City Centre.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Warehouse	6,750	627.10	Available
1st - First Floor Office	300	27.87	Available
Mezzanine - Mezzanine Floor	500	46.45	Available
Total	7,550	701.42	

SERVICES

We understand that the site benefits from mains services.

The agent has not tested the suitability of the connections and recommends that all interested parties satisfy themselves in this regard.

PLANNING USE

We understand the property has planning consent for use classes B2 (general industrial) and B8 (storage and distribution) all interested parties are advised to make their own enquiries with the local planning department.

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£34,000 per annum exclusive on a new lease with length and terms to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



Edward Siddall-Jones

0121 638 0500

edward@siddalljones.com

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